

Team Yarra Valley 03 5967 1800 03 5966 2800 sales@mcmath.com.au

**Indicative Selling Price** \$460,000 - \$500,000 **Median House Price** Year ending March 2017: \$512,500



Rooms:

Property Type: House (Res) Land Size: 2272m2 (approx)

Agent Comments

# Comparable Properties



195 Gembrook Launching Place Rd **LAUNCHING PLACE 3139 (REI)** 

**--** 3

Price: \$462,000 Method: Private Sale

Date: 07/03/2017 Rooms: 6

Property Type: House Land Size: 2014 sqm

**Agent Comments** 

4 Tarhilla Dr LAUNCHING PLACE 3139 (VG)

**-**3





Price: \$475.000 Method: Sale Date: 27/12/2016 Rooms: -

Property Type: House (Res) Land Size: 1272 sqm

**Agent Comments** 



18 Cairncroft Av LAUNCHING PLACE 3139

(REI/VG)

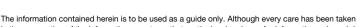
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Price: \$521,000 Method: Private Sale Date: 24/11/2016 Rooms: 5

Property Type: House Land Size: 2057 sqm

Agent Comments

Account - Andrew McMath Real Estate | P: 03 59671800 | F: 03 5967 1466







Generated: 03/05/2017 15:40



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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property of	offered	for	sale
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Address Including suburb and	5 Wellman Street, Launching Place Vic 3139
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov/underquoting

Range between	\$460,000	&	\$500,000

#### Median sale price

Median price \$512,500	House	Х	Sub	burb Launching Place
Period - From 01/04/2016	to 31/03/	2017	Source	REIV

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
195 Gembrook Launching Place Rd LAUNCHING PLACE 3139	\$462,000	07/03/2017
4 Tarhilla Dr LAUNCHING PLACE 3139	\$475,000	27/12/2016
18 Cairncroft Av LAUNCHING PLACE 3139	\$521,000	24/11/2016



